

Rowe Planning Board Public Hearing, March 23, 2022

Proposed Bylaw Amendments for

Article Number	Existing Wording	Proposed New Wording
Article VII, Section 2	(See next page)	(See next page)
Article VII, Section 10	“No dwelling in the Town of Rowe shall be occupied by more than one family; one family being defined as one or more persons related by birth, marriage or adoption including minors under the legal guardianship or control of one or more adults or up to four (4) unrelated individuals or a combination of these living together on a premises as a single housekeeping unit.”	(Delete Section)
Article VII, Section 18	“Special Permits shall only be issued after a public hearing which must be held within sixty-five (65) days after the effective date of filing of a special permit application. A special permit application shall be filed with the Planning Board at one of its regular meetings and the applicant is also responsible for transmitting a copy of the application to the Town Clerk forthwith. The effective date of filing is the date the application is filed with the Planning Board. If substantial use or construction has not commenced without good cause within a period of one (1) year from the date of the granting of a special permit, the special permit shall lapse. This time limit includes time required to pursue or await the determination of an appeal.”	“Special Permits shall be issued in accordance with Massachusetts General Laws Chapter 40A Section 9. A special permit application shall be considered filed as of the date the application is received by the office of the Town Clerk, either delivered in person or by mail. A special permit application, along with a record of the date of filing with the office of the Town Clerk, shall be delivered to the Planning Board as soon as practicable. If substantial use or construction has not commenced without good cause within a period of one (1) year from the date of the granting of a special permit, the special permit shall lapse. This time limit excludes time required to pursue or await the determination of an appeal.”
Article VII, Section 20	“The Planning Board and the Board of Appeals shall mail notice of their public hearings to all property owners in the Town.”	“The Planning Board and the Zoning Board of Appeals shall mail notice of their public hearings in accordance with Massachusetts General Laws Chapter 40A Section 11.”

Article VII, Section 2: (Current Wording)

Table of Use Regulations	Zones	
Residential Uses	R-A	I
A. Detached, Single Family Dwelling	Yes	Yes
B. Two-Family or Semi-Detached Dwelling	SP	SP
C. Multi-Family	No	No
D. Trailer Park or Mobile Home Park	No	No

Article VII, Section 2: (Proposed Wording)

Table of Use Regulations	Zones	
Residential Uses	R-A	I
A. Detached, Single Family Dwelling	Yes	Yes
B. Two-Family or Semi-Detached Dwelling	<u>Yes</u>	SP
C. Multi-Family	<u>SP</u>	No
D. Trailer Park or Mobile Home Park	No	No